



SITE DATA:

ZONING: DT-CBD

SIDEWALK ZONE: Proposed: 5' sidewalk and 5' supplementary

SITE AREA: 0.42 acres within PL's (per survey); RR lease: 0.22 ac (9,500 s

OPEN SPACE:

Street level: 2,800 sf

Balconies: 900 sf (18 @ 60 sf ea.)

Rooftop deck: 500 sf

TOTAL OPEN SPACE WITHIN PL: 4,200 sf

OPEN SPACE AT RR LEASE: 3,800 sf approx.

TOTAL OPEN SPACE: 8,000 sf

SITE DENSITY:

Commercial: 4,500 sf

Residential: 20 units (32 units/acre; based on PL's and RR lease)

PARKING:

STREET LEVEL:

Surface: 47 cars; 20 tandem; 2 compact (28 cars within PL's)

Street: 16 cars (2 HC's)

TOTAL: 63 cars (2 HC's) (11 compact stalls allowed)

REQUIRED PARKING CALCULATION:

Restaurant: 4,500 SF=32 cars @ 7/1000sf

Restaurant: 1,000sf patio= 7 cars

Total Restaurant= 39 cars

Residential Parking

(6) 2Br units= 12 cars

(2) 3 Br units= 4 cars

(12) 1 BR units= 12 cars

Total residential parking: 28 cars

TOTAL PARKING REQUIRED= 67 cars

TOTAL PARKING PROVIDED= 63 cars

BUILDING DATA:

Building Height: 5 story; Less

Street level: Storefront treatn

Upper levels: Residential uses